

PLANNING, ZONING &
ENVIRONMENTAL CONCERNS
I.

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
VILLAGE OF BLOOMINGDALE)

NOTICE OF PUBLIC HEARING

TAKE NOTICE that on the 17th day of June, 2014, at the hour of 7:00 pm., or as soon thereafter as the matter may be heard, the Plan Commission of the Village of Bloomingdale will conduct a public hearing at the Bloomingdale Village Hall, 201 South Bloomingdale Road, Bloomingdale, Illinois, upon the application for a petition submitted by Cornersite, LLC as contract purchasers of a parcel of land with 0.95 acres located at 430 West Army Trail Road ("Subject Property") as authorized by Pizza Hut of America, Inc., owner of subject property, legally described herein, to allow the demolition of the existing vacant restaurant building on the Subject Property development of a two-tenant retail building containing 6003 square feet with drive-through service ("Application").

Without limiting the generality of the foregoing, the Application requests approval of the following: (1) repeal of Ordinance No. 84-35 which authorized the construction of the now-vacant Pizza Hut establishment on the premises; (2) a special use permit pursuant to Section 11-8D-4 of the Code to allow a drive-through use; (3) approval of a preliminary site plan pursuant to Section 11-5 of the Code; (4) a special use permit pursuant to Section 11-8-4B to allow a planned development and approval of a planned development; (5) approval of the following exceptions from the bulk regulations of the Village of Bloomingdale to allow (a) a front landscape setback of 20.07 feet instead of the minimum required setback of 30 feet; (b) interior side landscape setbacks of 5 feet and 3 feet instead of the minimum required setback of 10 feet; (c) a rear yard landscape setback of 9.54 feet instead of the minimum required 40 feet; (d) a freestanding sign setback of 5 feet from the north property line and feet from the Army Trail Road curb instead of the minimum setbacks of 15 feet and 20 feet respectively; (e) additional free standing signs located at the rear of the property and for menu-boards for the drive-through; (f) exceptions for wall-mounted signs; (g) use of non-masonry building materials as a significant component of the exterior building façade; (h) tree replacement for trees removed on site to be provided off site as either a monetary or in-kind donation; (i) sidewalk pavement adjacent to parking spaces that is less than 7 feet in length; (6) additional wall mounted signage for each tenant located at rear entrances; and (7) such other zoning permission or other relief related to said application as shown on the site plans and elevations submitted as part of the application, as the same may be amended from time to time, or as further identified in testimony during the public hearing process.

The Subject Property, which is currently, zoned B-3 General Services Business District is located within the corporate limits of the Village of Bloomingdale, and is legally described as follows:

THAT PART OF LOT 3 IN EMRO LAND COMPANY SUBDIVISION, BEING A SUBDIVISION OF PARTS OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1983 AS DOCUMENT NUMBER R83-29820, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 315.00 FEET, ALONG THE WEST LINE OF SAID LOT 3; THENCE NORTH 90 DEGREES 99 MINUTES 00 SECONDS EAST, 135.77 FEET, PARALLEL WITH THE NORTH LINE OF SAID LOT 3, TO THE EAST LINE OF SAID LOT 3; THENCE NORTH 01 DEGREE 29 MINUTES 27 SECONDS WEST, 315.10 FEET, ALONG THE EAST LINE OF SAID LOT 3, TO THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST,

127.69 FEET, ALONG THE NORTH LINE OF SAID LOT 3, TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Common address: 430 West Army Trail Road
Bloomingdale, Illinois

P.I.N. Number: 02-20-202-012

A copy of the application for a Special Use permit and other zoning approvals is on file with the Village Clerk of the Village of Bloomingdale and is available for public inspection at the Bloomingdale Village Hall during normal business hours. Members of the public are invited to attend the public hearing, at which time an opportunity will be given to address the member of the Plan Commission. This Notice is given pursuant the Village of Bloomingdale Zoning Ordinance.

Persons requiring auxiliary aids and services should contact the Planning and Development Coordinator, 201 South Bloomingdale Road, Bloomingdale, Illinois 60105, or call 630-671-5694, five (5) days prior to the meeting to inform of their anticipated attendance. Text telephone (TDD) users may call 630-893-7175.

By order of the Plan Commission, Bloomingdale.

Date: May 28, 2014

/s/ J. Thomas Brice
Chairman, Bloomingdale Plan Commission

Published:
DAILY HERALD
Friday, May 30, 2014